
Public Notice

Applicants:

City of Brunswick and
Zaremba Group, LLC

Date:

Published: November 4, 2002

Expires: December, 3, 2002

**U.S. Army Corps
of Engineers****In Reply Refer To:**

Buffalo District **CELRB-CO-R RE:** 2002-00114(0) **Section:** OH 404

**Application for Permit under Authority of
Section 404 of the Clean Water Act (33 U.S.C. 1344).**

The City of Brunswick, c/o Mr. Robert Trimble, City Manager, 4095 Center Road, Brunswick, Ohio 44212, and The Zaremba Group, c/o Mr. Nathan Zaremba, 737 Bolivar Road, Cleveland, Ohio 44115, have jointly applied for a Department of the Army permit to place fill in wetlands and unnamed tributaries to Lake Brunswick and Plum Creek, a tributary to the Rocky River. The project is located on the South side of Center Street, in the City of Brunswick, Medina County, Ohio.

Department of the Army authorization is required for:

- 1) The placement of fill in 6.41 acres of Federal wetlands, and 2,665 linear feet of intermittent streams associated with the construction of roads, commercial and residential buildings, and infrastructure for the Brunswick Town Center;
- 2) The re-construction of a new Lake Brunswick Dam resulting in permanent impacts to 90 linear feet of Plum Creek and temporary impacts (from lake dewatering) to 6.07 acres of wetlands adjacent to Lake Brunswick; and
- 3) The re-shaping of bottom contours of the 14-acre Lake Brunswick resulting in approximately 0.18 acres of shallow-water, emergent, and shrub/scrub Federal wetlands.

A portion of this project was put out on Public Notice on April 5, 2002. Since that time, the project has expanded in scope to its current design proposal and, therefore, public comments are sought for this expanded version of the project.

The site contains a total of 12.92 acres of Federal wetlands and 7,165 linear feet of stream on 143 acres of land. The proposed conceptual development plan creates a lake neighborhood that will provide 459 new housing units (single-family, townhouse and other multi-unit apartments), several commercial facilities, community services (medical facility and library), and parking facilities.

The proposed dam renovation will consist of constructing a new concrete ogee spillway using the existing dam as a form. The existing buttresses will be filled with concrete. The existing wingwalls will be removed and replaced with new 60 foot long wingwalls. The existing spillway will be replaced with a new concrete stilling basin 40 feet

long. Approximately 200 cubic yards of concrete slope protection will be installed below the plane of the Ordinary High Water mark along 75 linear feet of the west side of the spillway. Work on the dam will be facilitated by draining the lake using the existing 12-inch drain.

The City also proposes to use this lake drawdown period as an opportunity to excavate the 14 acres of Lake Brunswick bottom in order to increase the average depth to 4-6 feet with a maximum depth of 10 feet. The excavated bottom material will be disposed in a proposed upland pit and in two in-lake pits. Approximately 55,600 cubic yards of material will be excavated from the lake bottom and relocated to the pits using bulldozers. The water surface elevation of the lake will be returned to its pre-construction elevation once work on the lake bottom and dam is complete.

The applicants propose to avoid 6.33 acres of wetland and 4,410 linear feet of stream.

To mitigate the proposed impacts, the applicants are proposing the following mitigation:

- 1) construct three wetlands totaling 1.65 acres onsite adjacent to Plum Creek,
- 2) purchase 16.7 wetland credits from the Carlisle Reservation of Lorain County Metroparks, and
- 3) preserve approximately 35 acres of open space containing 6.56 acres of wetland and 6,030 linear feet of stream (including 3,300 linear feet of stream rated as Warm Water Habitat) with deed restrictions or by a conservation easement granted to the City of Brunswick's Parks and Recreation Department.

The Ohio Department of Natural Resources, Division of Water, has required the rehabilitation of the dam to meet current dam safety standards. However, the stated purpose of the project is to create a mixed-use development, designed to serve the City of Brunswick's need for a community focal point, gathering place and town center.

Location and details of the above described work are shown on the attached maps and drawings.

Questions pertaining to the work described in this notice should be directed to Theresa B. Hudson, who can be contacted by calling (440) 437-5847, or by e-mail at: Theresa.B.Hudson@lrb01.usace.army.mil

The following authorization(s) may be required for this project:

Water Quality Certification (or waiver thereof) from the Ohio Environmental Protection Agency.

There are no registered historic properties or properties listed as being eligible for inclusion in the National Register of Historic Places that will be affected by this project.

In addition, available evidence indicates that the proposed work will not affect a species proposed or designated by the U.S. Department of the Interior as threatened or endangered, nor will it affect the critical habitat of any such species.

This notice is promulgated in accordance with Title 33, Code of Federal Regulations, parts 320-330. Any interested party desiring to comment on the work described herein may do so by submitting their comments, in writing, so that they are

received no later than 4:30 pm on the expiration date of this notice.

Comments should be sent to the U. S. Army Corps of Engineers, Orwell Field Office, 33 Grand Valley Avenue, Orwell, Ohio 44076, and should be marked to the attention of Theresa B. Hudson, or by e-mail at: Theresa.B.Hudson@lrb01.usace.army.mil. A lack of response will be interpreted as meaning that there is no objection to the work as proposed.

Comments submitted in response to this notice will be fully considered during the public interest review for this permit application. All written comments will be made a part of the administrative record which is available to the public under the Freedom of Information Act. The Administrative Record, or portions thereof may also be posted on a Corps of Engineers internet web site. Due to resource limitations, this office will normally not acknowledge the receipt of comments or respond to individual letters of comment.

Any individual may request a public hearing by submitting their written request, stating the specific reasons for holding a hearing, in the same manner and time period as other comments.

Public hearings for the purposes of the Corps permit program will be held when the District Commander determines he can obtain additional information, not available in written comments, that will aid him in the decision making process for this application. A Corps hearing is not a source of information for the general public, nor a forum for the resolution of issues or conflicting points of view (witnesses are not sworn and cross examination is prohibited). Hearings will not be held to obtain information on issues unrelated to the work requiring a permit, such as property ownership, neighbor disputes, or the behavior or actions of the public or applicant on upland property not regulated by the Department of the Army. Information obtained from a public hearing is given no greater weight than that obtained from written comments. Therefore, you should not fail to make timely written comments because a hearing might be held.

The decision to approve or deny this permit request will be based on an evaluation of the probable impact, including cumulative impacts of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefits which reasonably may be expected to accrue from the proposal must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the proposal will be considered including the cumulative effects thereof; among these are conservation, economics, aesthetics, general environmental concerns, wetlands, historic properties, fish and wildlife values, flood hazards, flood plain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs, considerations of property ownership, and in general, the needs and welfare of the people.

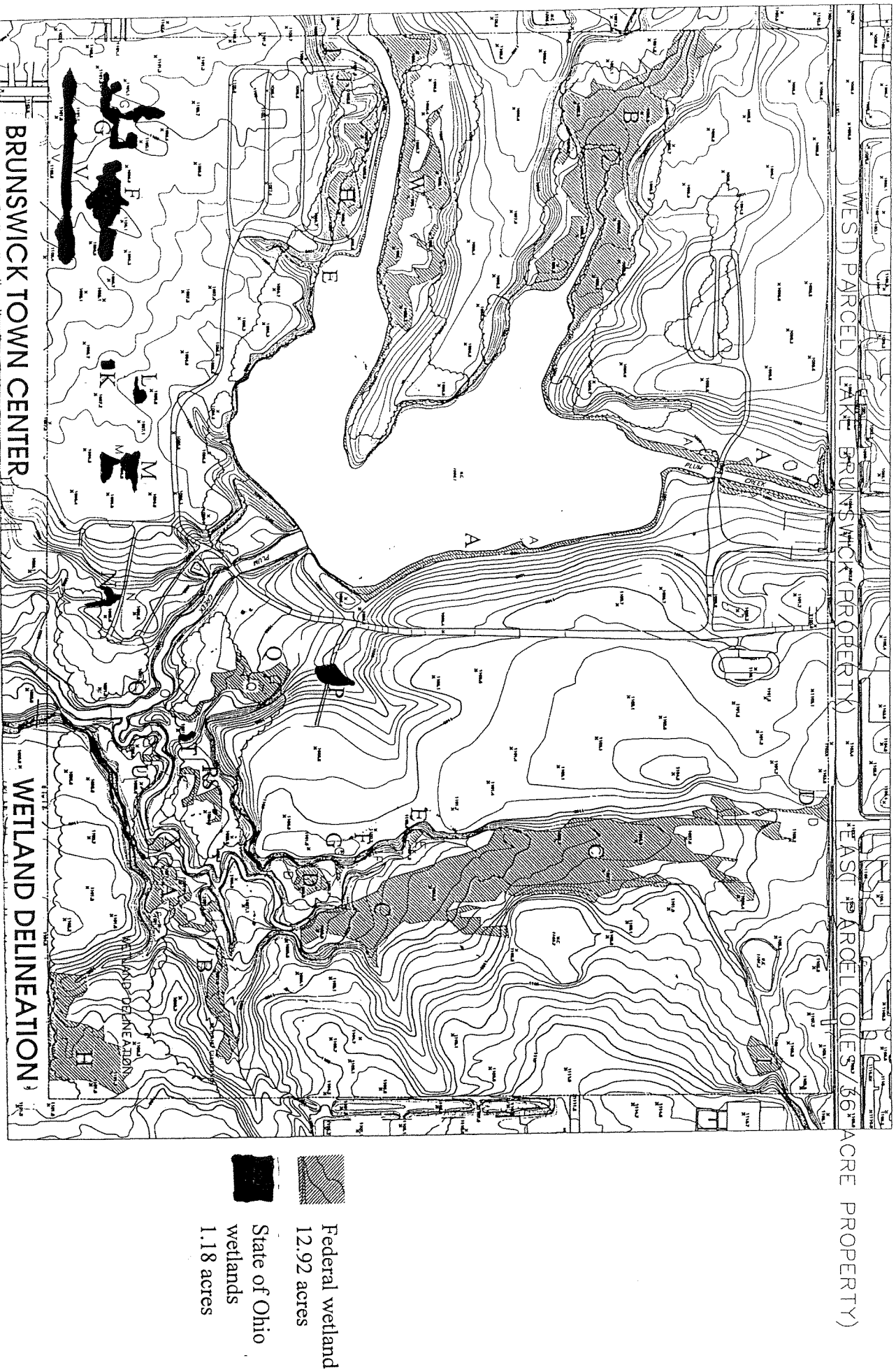
The Corps of Engineers is soliciting comments from the public; Federal, state and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

Paul G. Leuchner
Chief, Regulatory Branch

NOTICE TO POSTMASTER: It is requested that this notice be posted continuously and conspicuously for 30 days from the date of issuance.

Wetland Location Map

BRUNSWICK TOWN CENTER
D/A Processing No. 2002-00114(0)
Medina County, Ohio Quad: MEDINA
Sheet 2 of 11

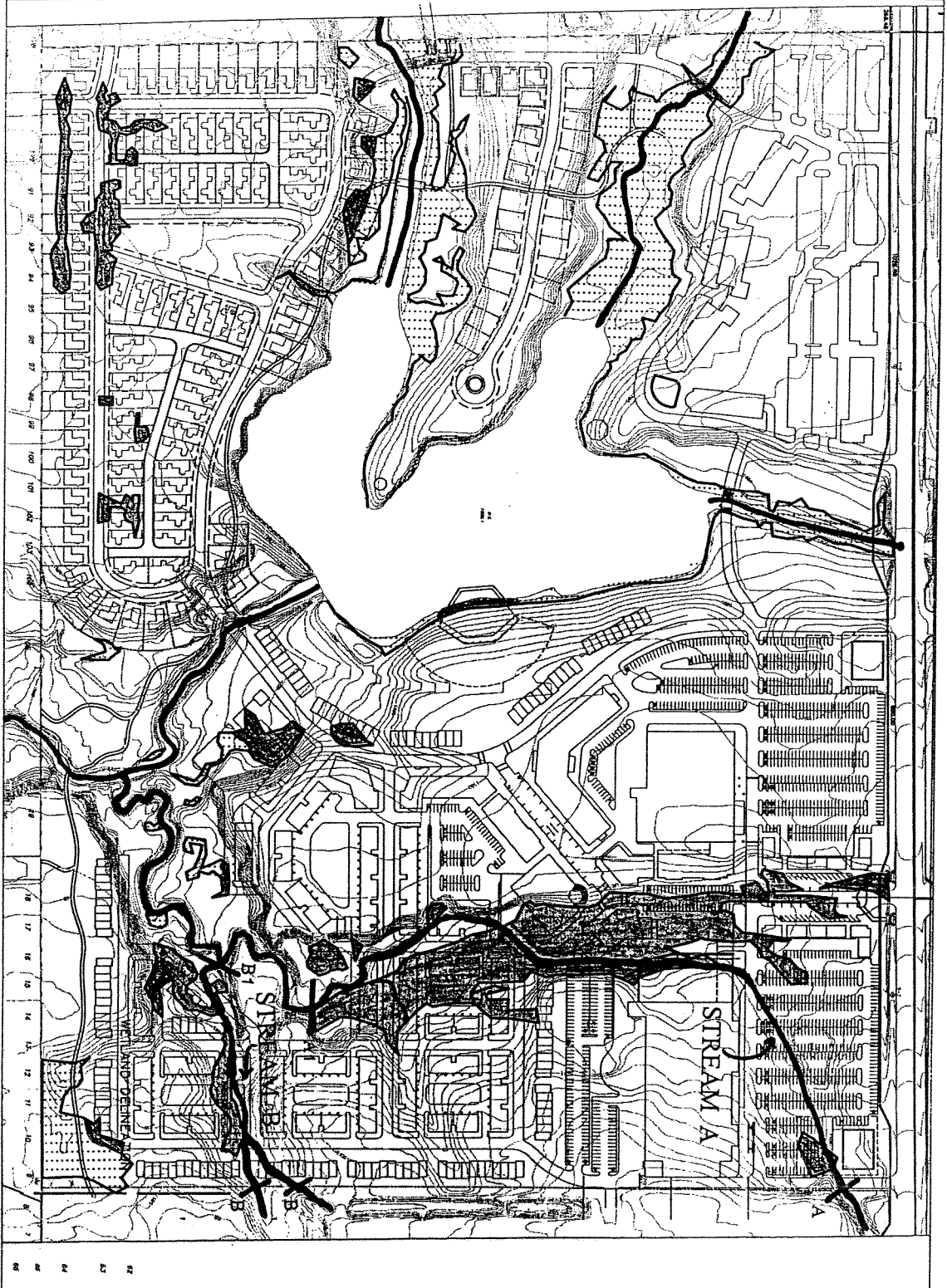


Proposed Project Map

BRUNSWICK TOWN CENTER
PREFERRED ALTERNATIVE

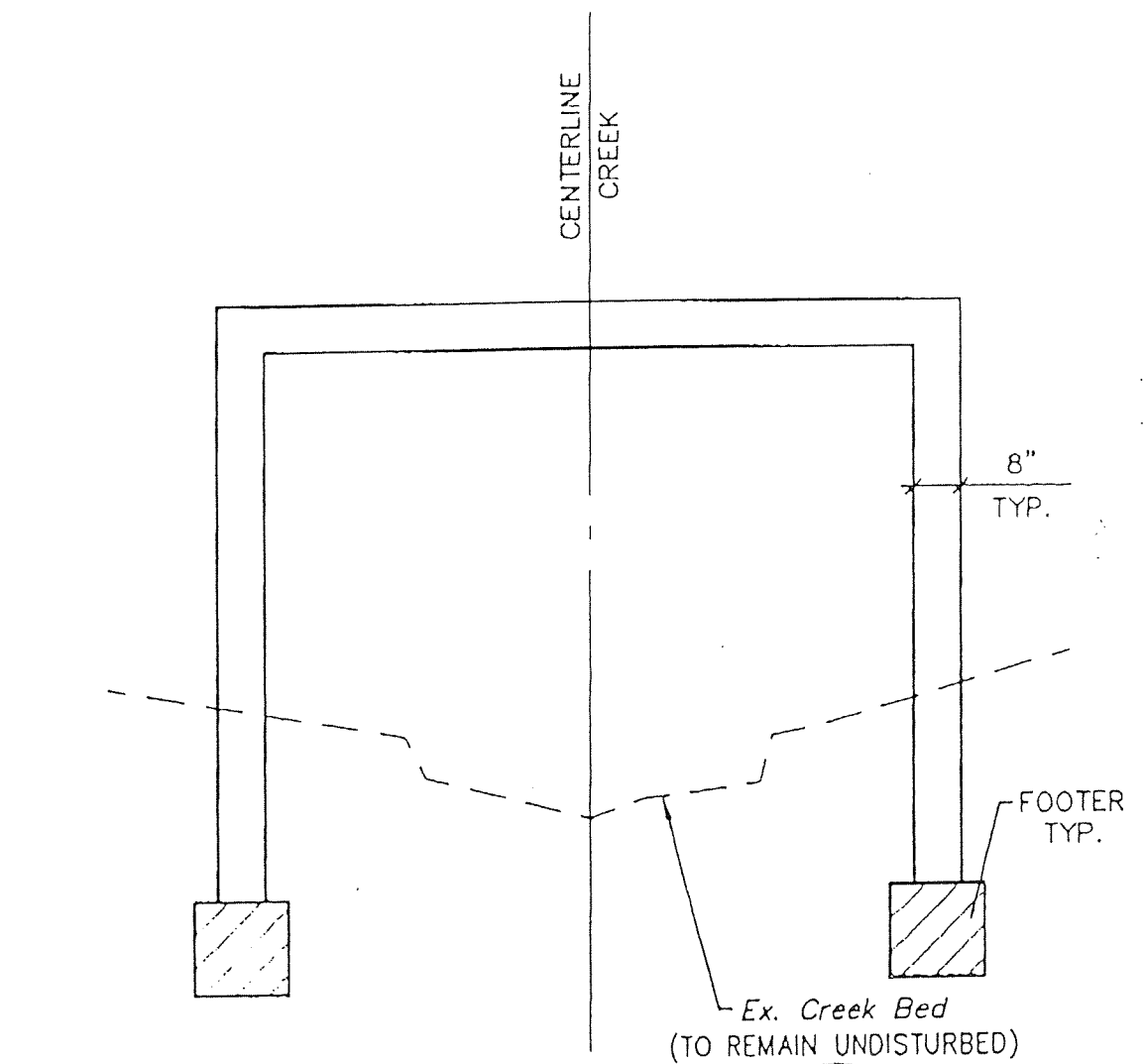
STREAMS IMPACTED:
Stream A from A to A1
Stream B from B to B1

WETLANDS IMPACTED
WETLANDS AVOIDED



Federal wetlands impacted
6.59 acres

Streams impacted
2665 linear feet



CROSS SECTION OF 3-SIDED BOX CULVERT Scale 1" = 2'

Figure 7: Typical cross-section of road crossing, Brunswick Town Center project.

Scale: 1"=2'

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**Figure 20. Stream Mitigation,
Site III - Detailed Contour Plan**

Proposed Brunswick Town Center

EDP CONSULTANTS, INC.
January 8, 2002



Wetland Mitigation Proposal

BRUNSWICK TOWN CENTER
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Medina County, Ohio Quad: MEDINA
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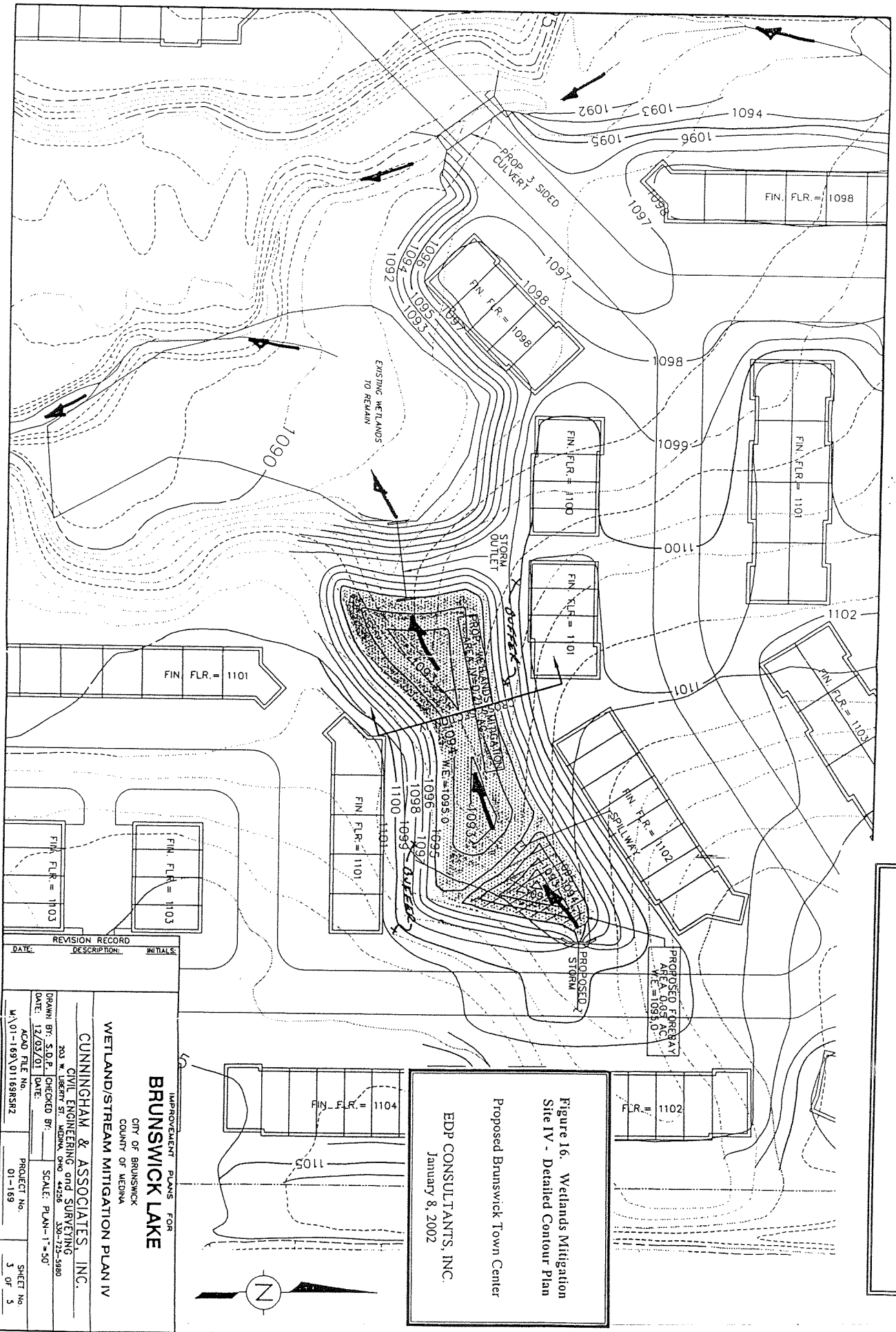


Figure 16. Wetlands Mitigation
Site IV - Detailed Contour Plan
Proposed Brunswick Town Center
EDP CONSULTANTS, INC.
January 8, 2002

REVISION RECORD		
DATE	DESCRIPTION	INITIALS

WETLAND/STREAM MITIGATION PLAN IV BRUNSWICK LAKE CITY OF BRUNSWICK COUNTY OF MEDINA		IMPROVEMENT PLANS FOR BRUNSWICK LAKE CITY OF BRUNSWICK COUNTY OF MEDINA
CUNNINGHAM & ASSOCIATES, INC. CIVIL ENGINEERING AND SURVEYING 203 W. LIBERTY ST. MEDINA, OHIO 44026 330.723.5900 DRAWN BY: S.D.P. CHECKED BY: S.D.P. DATE: 12/03/01 SCALE: PLAN-1"=50' ACAD FILE NO. PROJECT NO. SHEET NO. M:\01-169\01169SR2 01-169 3 OF 3		

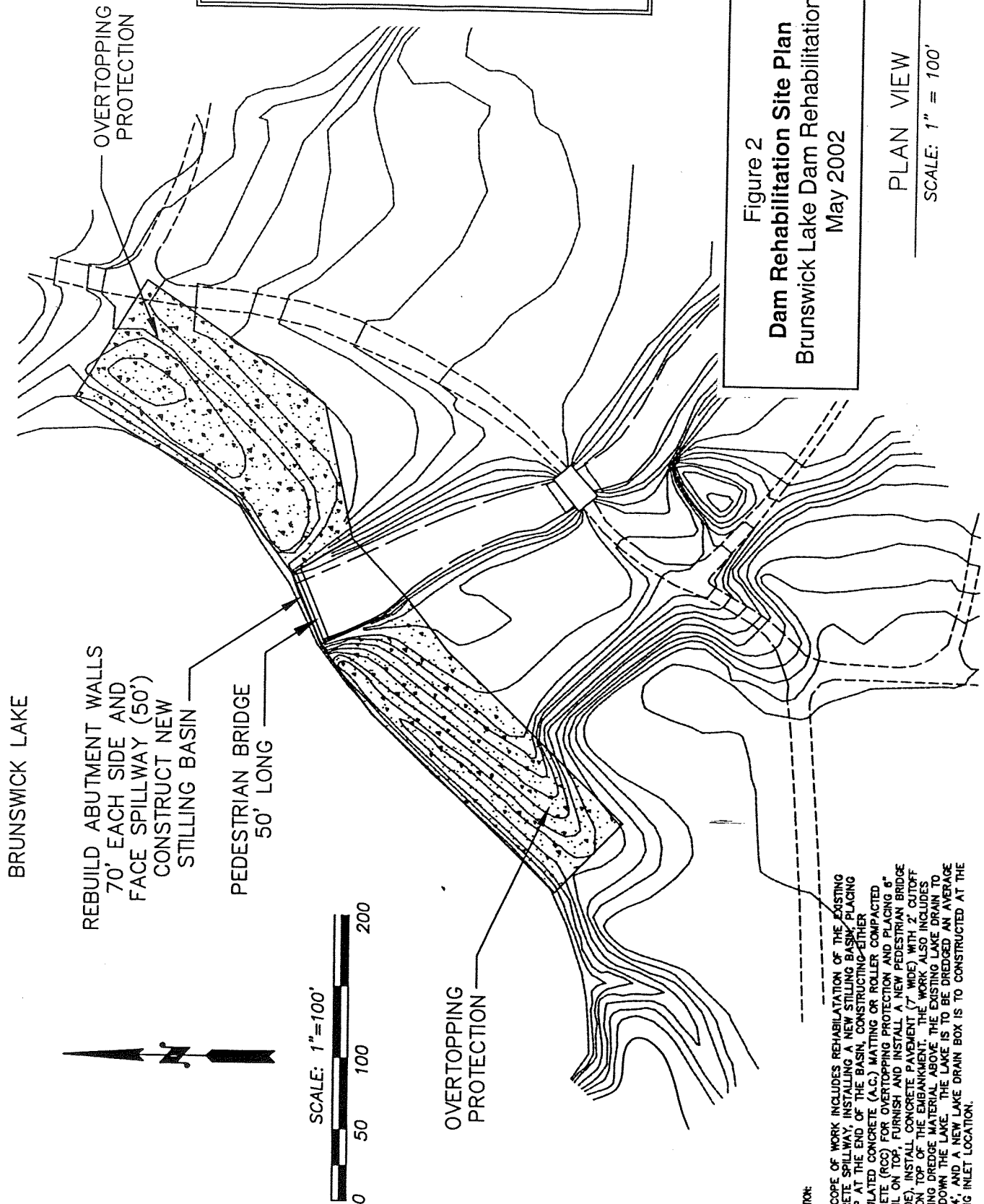


Figure 2
Dam Rehabilitation Site Plan
Brunswick Lake Dam Rehabilitation
May 2002

PLAN VIEW

SCALE: 1" = 100'

DESCRIPTION:
THE SCOPE OF WORK INCLUDES REHABILITATION OF THE EXISTING CONCRETE SPILLWAY, INSTALLING A NEW STILLING BASIN, PLACING RIPRAP AT THE END OF THE BASIN, CONSTRUCTING EITHER ARTICULATED CONCRETE (A.C.) MATING OR ROLLER COMPACTED CONCRETE (RCC) FOR OVERTOPPING PROTECTION AND PLACING 6" TOPSOIL ON TOP, FURNISH AND INSTALL A NEW PEDESTRIAN BRIDGE (8' WIDE), INSTALL CONCRETE PAVEMENT (7' WIDE) WITH 2' CUTOFF WALL ON TOP OF THE EMBANKMENT. THE WORK ALSO INCLUDES RELOCATING DREDGE MATERIAL ABOVE THE EXISTING LAKE DRAIN TO DRAW DOWN THE LAKE. THE LAKE IS TO BE DREDGED AN AVERAGE OF 2'-4', AND A NEW LAKE DRAIN BOX IS TO BE CONSTRUCTED AT THE EXISTING INLET LOCATION.



PREPARED AND RECOMMENDED BY
ms consultants, inc.
CONSULTING ENGINEERS, ARCHITECTS & PLANNERS
333 E. FEDERAL STREET
YOUNGSTOWN, OH 44503
(330)744-5321 744-5256 (Fax)

CITY OF
BRUNSWICK

BRUNSWICK DAM
REHABILITATION PROJECT
MEDINA COUNTY, OHIO

06409

22 APR 02

SKETCH

1

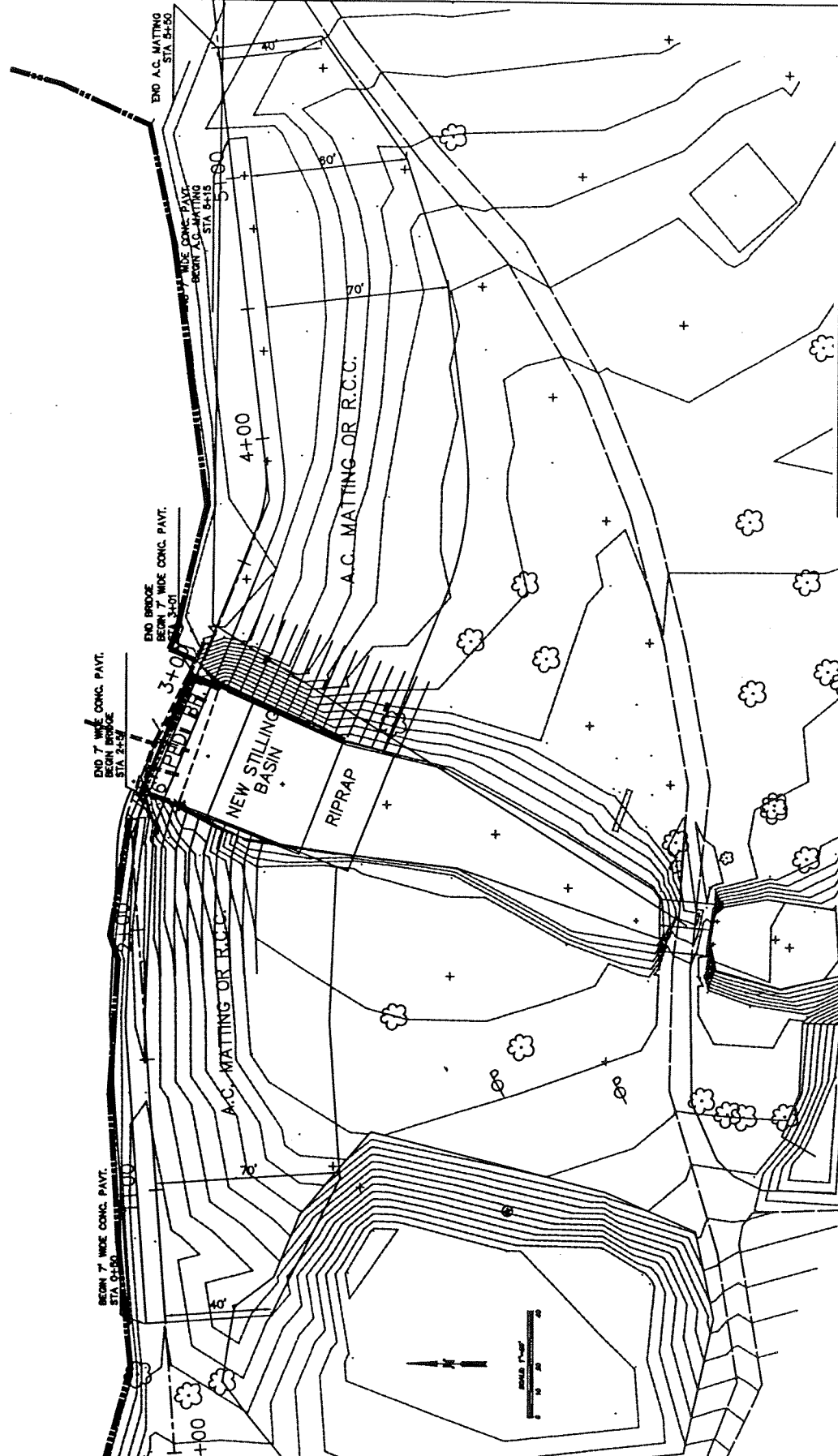


Figure 3
Spillway Site Plan
 Brunswick Lake Dam Rehabilitation
 May 2002

SITE PLAN

BRUNSWICK TOWN CENTER
 D/A Processing No. 2002-00114(0)
 Medina County, Ohio Quad: MEDINA
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DESCRIPTION:
 THE SCOPE OF WORK INCLUDES REHABILITATION OF THE EXISTING CONCRETE SPILLWAY, INSTALLING A NEW STILLING BASIN, PLACING RIPRAP AT THE END OF THE BASIN, CONSTRUCTING EITHER ARTICULATED CONCRETE (A.C.) MATTING OR ROLLER COMPACTED CONCRETE (RCC) FOR OVERTOPPING PROTECTION AND PLACING 6" TOPSOIL ON TOP, FURNISH AND INSTALL A NEW PEDESTRIAN BRIDGE (6' WIDE), INSTALL CONCRETE PAVEMENT (7' WIDE) WITH 2' CUTOFF WALL ON TOP OF THE EMBANKMENT. THE WORK ALSO INCLUDES REMOVING DREDGE MATERIAL ABOVE THE EXISTING LAKE DRAIN TO DRAW DOWN THE LAKE. THE LAKE IS TO BE DREDGED AN AVERAGE OF 2'-4', AND A NEW LAKE DRAIN BOX IS TO BE CONSTRUCTED AT THE EXISTING INLET LOCATION.



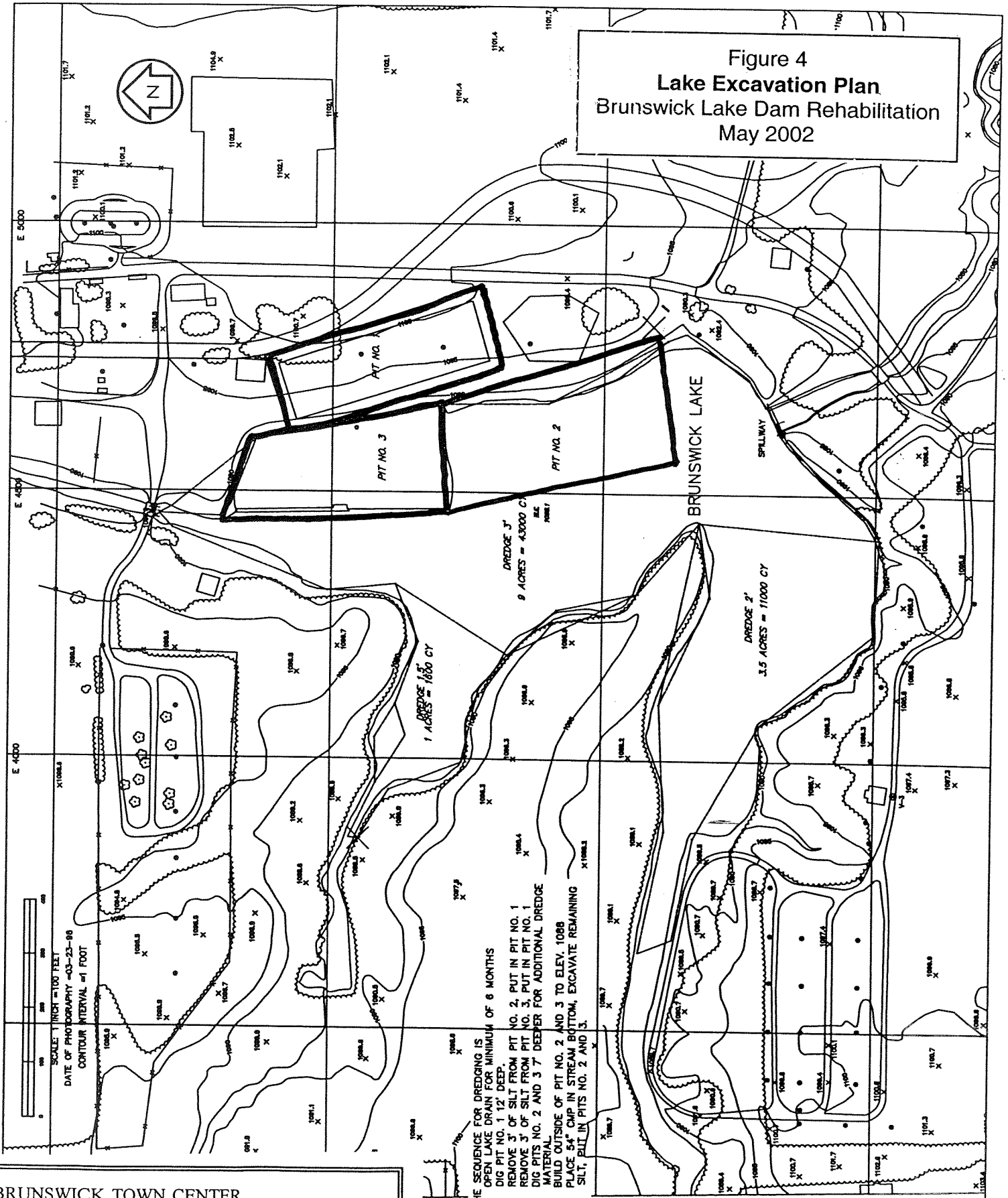
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 22 APR 02
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Figure 4
Lake Excavation Plan
Brunswick Lake Dam Rehabilitation
May 2002



- THE SEQUENCE FOR DREDGING IS:
1. OPEN LAKE DRAIN FOR MINIMUM OF 6 MONTHS
 2. DIG PIT NO. 1 12' DEEP.
 3. REMOVE 3' OF SILT FROM PIT NO. 2, PUT IN PIT NO. 1
 4. REMOVE 3' OF SILT FROM PIT NO. 3, PUT IN PIT NO. 1
 5. DIG PITS NO. 2 AND 3 7' DEEPER FOR ADDITIONAL DREDGE MATERIAL
 6. BUILD OUTSIDE OF PIT NO. 2 AND 3 TO ELEV. 1088
 7. PLACE 54" CMP IN STREAM BOTTOM, EXCAVATE REMAINING SILT, BUILT IN PITS NO. 2 AND 3.

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BRUNSWICK DAM
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